



The City of NORMAN

201 West Gray, Bldg. A • P.O. Box 370
Norman, Oklahoma 73069 • 73070

PLANNING AND COMMUNITY DEVELOPMENT
Phone: 405-366-5433

CASE NUMBER: PD15-37
APPLICANT: C.A. McCarty Construction, L.L.C.
DATE: October 8, 2015
LOCATION: Northeast corner of Porter Avenue
and Rock Creek Road
WARD: 6
TO: Interested Neighbors
FROM: City of Norman Department of Planning and Community Development
SUBJECT: Pre-Development Discussion of a Preliminary Plat

You are receiving this letter because you own property within the 350-foot notification boundary of a Pre-Development application to consider a preliminary plat for the development of retail, offices, and a car wash. This property is currently zoned C-2, General Commercial District, and a change of zoning will not be required.

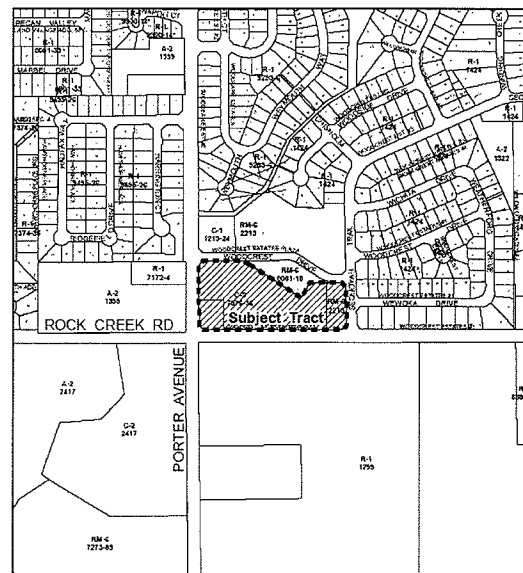
Please join us for a Pre-Development discussion of this proposal on Thursday, October 22, 2015 from 6:00 p.m. until 6:30 p.m. The meeting will be held in Conference Room C of Building A of the Norman Municipal Complex, 201 West Gray Street, located north and west of the downtown Post Office.

Pre-Development meetings are required for property owners seeking to undertake certain land use actions (any Special Use, rezoning of land over 40 acres in size, amendment of the NORMAN 2025 Land Use & Transportation Plan, subdivision of property, Rural Certificate of Survey greater than 40 acres, or construction of a cellular tower) that could have an impact on surrounding properties.

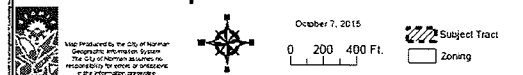
Pre-Development meetings allow applicants and neighboring property owners to meet informally to discuss proposals and air concerns before applicants have finalized plans and prior to formal submission to the City of Norman. Often Pre-Development meetings allow applicants and neighbors to resolve issues of concern prior to submittal of a formal application, which in turn saves time, money and hard feelings on all sides.

If you have questions about the proposal, please call the contact person, George Marquez at Crafton Tull, (405) 787-6270 or email at George.Marquez@craftontull.com during business hours. We look forward to your participation and thank you for taking an active role in your community.

VICINITY MAP



Location Map





Application for Pre-Development Informational Meeting

Case No. PD 15-37

City of Norman Planning & Community Development - 201 W. Gray St., Bldg. A - Norman, OK 73069 — (405) 366-5433 Phone - (405) 366-5274 Fax

APPLICANT/LAND OWNER C.A. MCCARTY CONSTRUCTION, LLC P.O. BOX 720608 NORMAN, OK 73070	ADDRESS C.A. MCCARTY CONSTRUCTION, LLC P.O. BOX 720608 NORMAN, OK 73070
EMAIL ADDRESS CMCCARTY@CAMCCARTYCONSTRUCTION.COM	NAME AND PHONE NUMBER OF CONTACT PERSON(S) George Marquez (Crafton Tull) : 405-310-3210 BEST TIME TO CALL: George.Marquez@craftontull.com

☒ Concurrent Planning Commission review requested and application submitted with this application.

A proposal for development on a parcel of land, generally located _____

SW 1/4 OF SEC. 17, T9N, R2W, I.M., NORMAN, OK (NE CORNER OF ROCK CREEK RD. AND PORTER AVE.)

and containing approximately 6.83 +/- acres, will be brought forward to the Planning Commission and City Council for consideration within the next six months.

The Proposed Use(s) in this development will include (please describe specific land uses and approximate number of acres in each use):

LOTS 1-5 : COMMERCIAL USE - 5.25 Acres

LOTS 6-9 : MULTI-FAMILY (DUPLEX) - 0.94 Acres

DRAINAGE/COMMON AREA - 0.64 Acres

This proposed development will necessitate (check all that apply):

- ☐ 2025 Plan Amendment ☐ Growth Boundary
☐ Land Use
☐ Transportation
☐ Rezoning to _____ District(s)
☐ Special Use for _____
☒ Preliminary Plat Woodcrest Plaza (Plat Name)
☐ Norman Rural Certificate of Survey (COS)
☐ Commercial Communication Tower

Items submitted:

- ☒ Deed or Legal Description
☒ Radius Map
☒ Certified Ownership List
☒ Written description of project
☒ Preliminary Development Map
☒ Greenbelt Enhancement Statement
☒ Filing fee of \$125.00

Current Zoning: C-2 & RM-6

Current Plan Designation: Commercial & High Density Residential

Concurrent Planning Commission Review Requested: _____

Received on: 10-6-15
at 3:00 a.m./p.m. (p.m.)

by MT



N. PORTER AVENUE

SEQUOYA TRAILS DRIVE

EAST
DETENTION AREA

PROPOSED OFFICE
4-900 SF

PROPOSED
4,900 SF



A diagram showing a corner of a square. A quarter-circle arc is drawn from the bottom-left corner to the top-right corner. A line segment is drawn from the top-right corner to the top edge of the square.

1

[illegible]

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100

CEP

5

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100

[illegible] \overline{RA}

WOO

Copy Name

E. ROCK CREEK ROAD



GRAPHIC SCALE IN FEET

0 10 20

This document, and the instrument of grant, shall be returned to the Grantor, Tell & Associates, or its agent, for any other authorizations of Grantor.

PROJECT NO: 14600102
 ISSUANCE DATE: 10/05/20
 CONTRACT: G. MARIQ
 CHECKED BY:

PRELIMINARY PLANS

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